

HOUSING NOW

Hamilton and Brantford CMAs



Canada Mortgage and Housing Corporation

Date Released: October 2008

New Home Market

Housing Starts Strengthen in Hamilton

New home starts in the Hamilton Census Metropolitan Area (hereafter referred to as Hamilton) rose 11 per cent last quarter. At the same time, they declined by almost half in the Brantford Census Metropolitan Area (hereafter referred to as Brantford).

Last quarter's results reflect the year-to-date trend. Residential construction in Hamilton has surpassed last year's total by 16 per cent, while fewer single-detached starts in Brantford contributed to a 15 per cent decline.

Total starts last quarter jumped to 922 units in Hamilton. A large number of townhouse starts last month contributed to the rise, while

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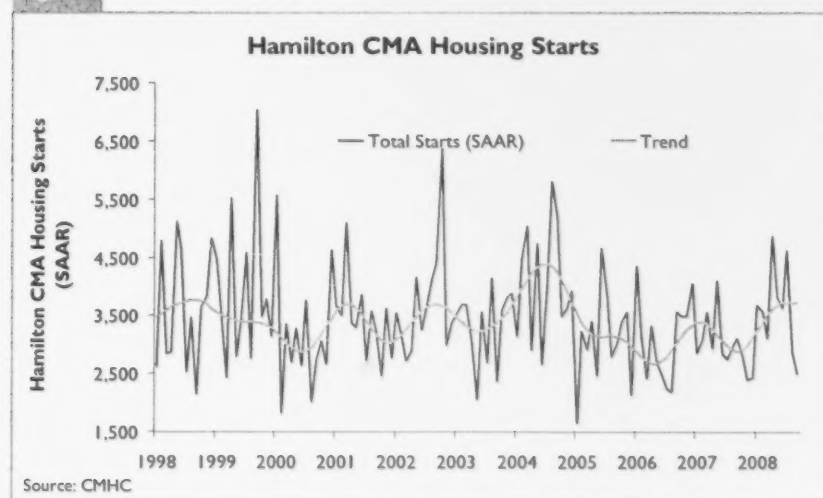
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Figure 1



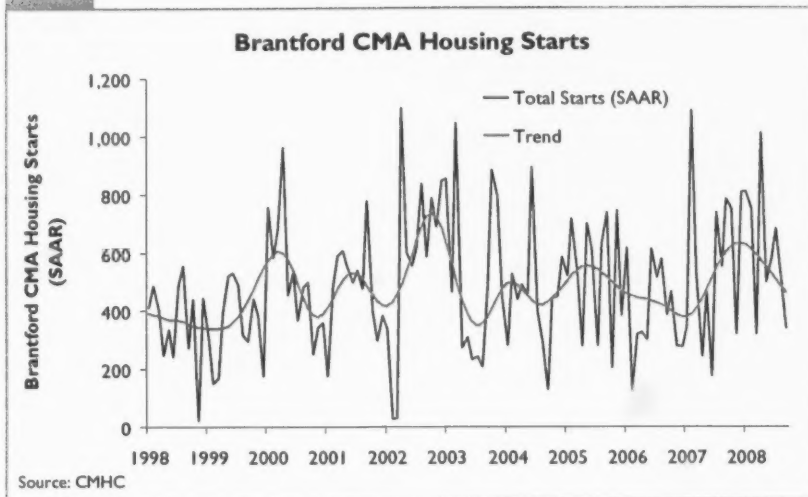
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Figure 2



single-detached, semi-detached and apartment starts fell. For the year to date, townhouse and apartment starts are on track to exceed their level from each of the past two years. The high number of townhouse and apartment starts can be explained by the increasing popularity of condominium ownership. Construction of condominium units has doubled to 872 units this year through September.

The average price of a new single-detached home in Hamilton rose five per cent last quarter to \$397,000. Average price changes varied across municipalities. Prices fell in Dundas, Flamborough, Stoney Creek and Grimsby last quarter. For the year overall, prices increased in all municipalities except for Grimsby where the average price of a single-detached home has fallen 16 per cent as compared to last year.

In Brantford, starts were down last quarter. There were just 72 starts of

single-detached homes during the quarter compared to 196 last year, a drop of 31 per cent. Meanwhile, townhouse and apartment starts in Brantford nearly doubled, and most of them were condominiums. Though the average price of a new, single-detached home rose by less than one per cent last quarter as

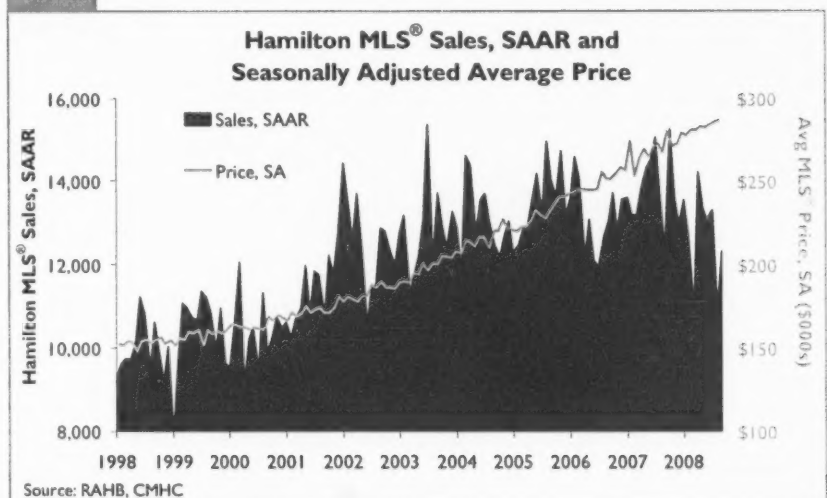
compared to the same quarter last year, the average year-to-date price through September increased 22 per cent to \$257,000. High prices of single-detached homes may be prompting some buyers to consider other less expensive home types.

Resale Home Market

Fewer Sales This Year

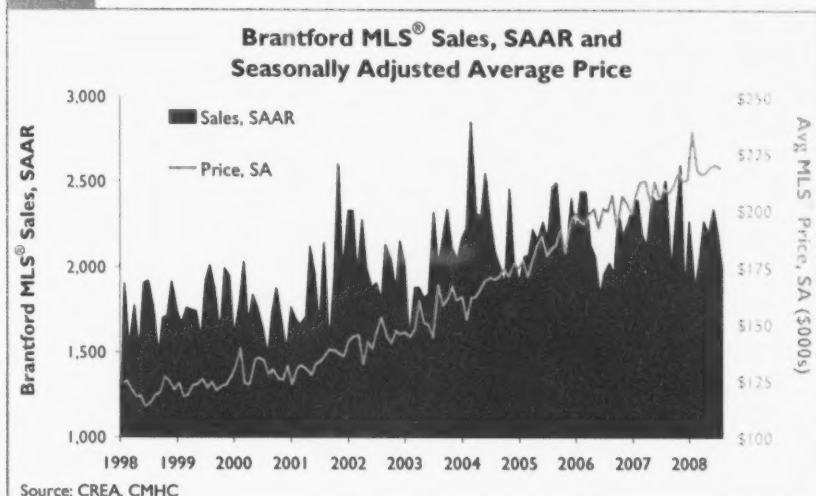
Hamilton's resale market continues to be a sellers' market, though it is now moving closer to balanced market conditions. A slight increase in listings coupled with a fall in sales caused the sales-to-new-listings ratio to sink to 62 per cent from 73 per cent during the same quarter last year¹. It is important to note that balanced market conditions can be sustained longer than sellers' market conditions. In a balanced market,

Figure 3



¹ A market with an SNLR above 55 per cent and prices rising above the rate of inflation signifies sellers' market conditions. Alternatively, a market with an SNLR below 32 per cent indicates buyers' market conditions and a balanced market occurs when the SNLR is between 32 and 55 per cent.

Figure 4

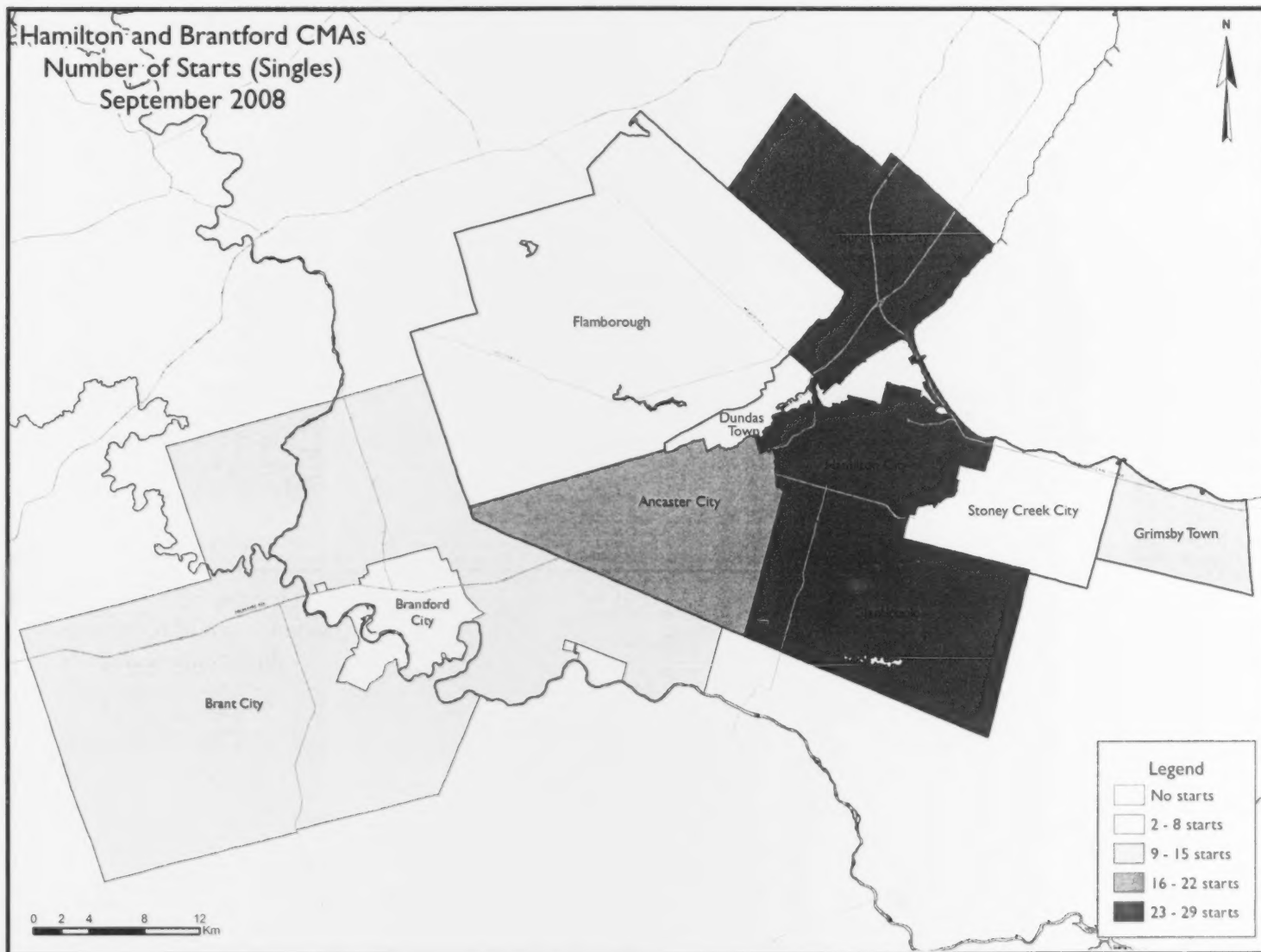


price growth is likely to near labour earnings growth and the demand for homes is matched by the supply.

Sales fell to 2,600 in the third quarter from 2,950 in the same quarter a year before and listings increased

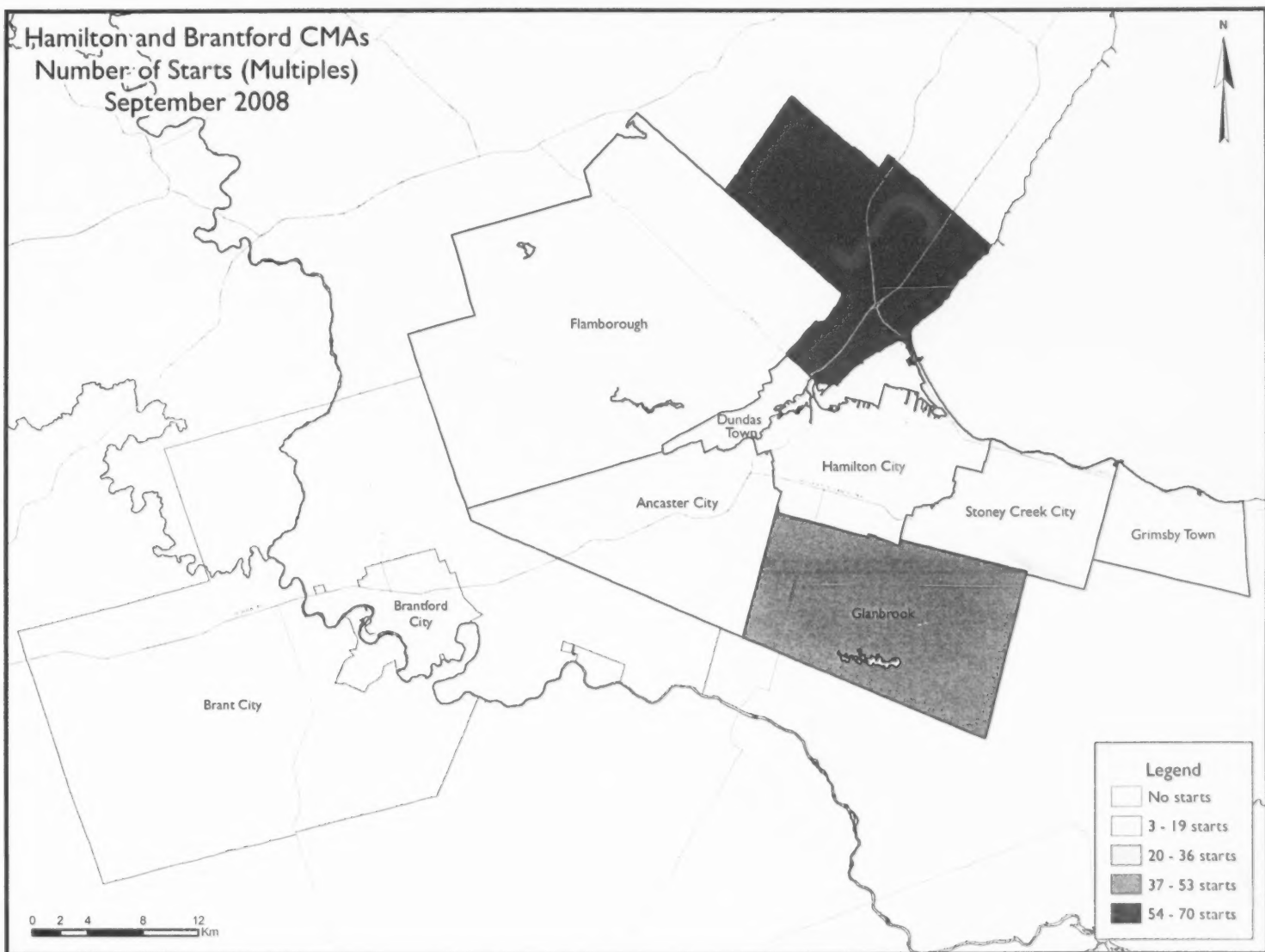
four per cent to 4,200. The average price of an existing home is still rising in Hamilton. The average price of all resale homes in Hamilton rose four per cent last quarter to \$274,000. Prices rose in all municipalities except for Ancaster where the average price of an existing home fell by three per cent.

In Brantford, sales decreased by 16 per cent for the first two months last quarter compared to the same two months last year, though the sales-to-new listings ratio remains high at 58 per cent. The average price of an existing home in Brantford through the end of August was \$220,000, up four per cent from the same period in 2007.

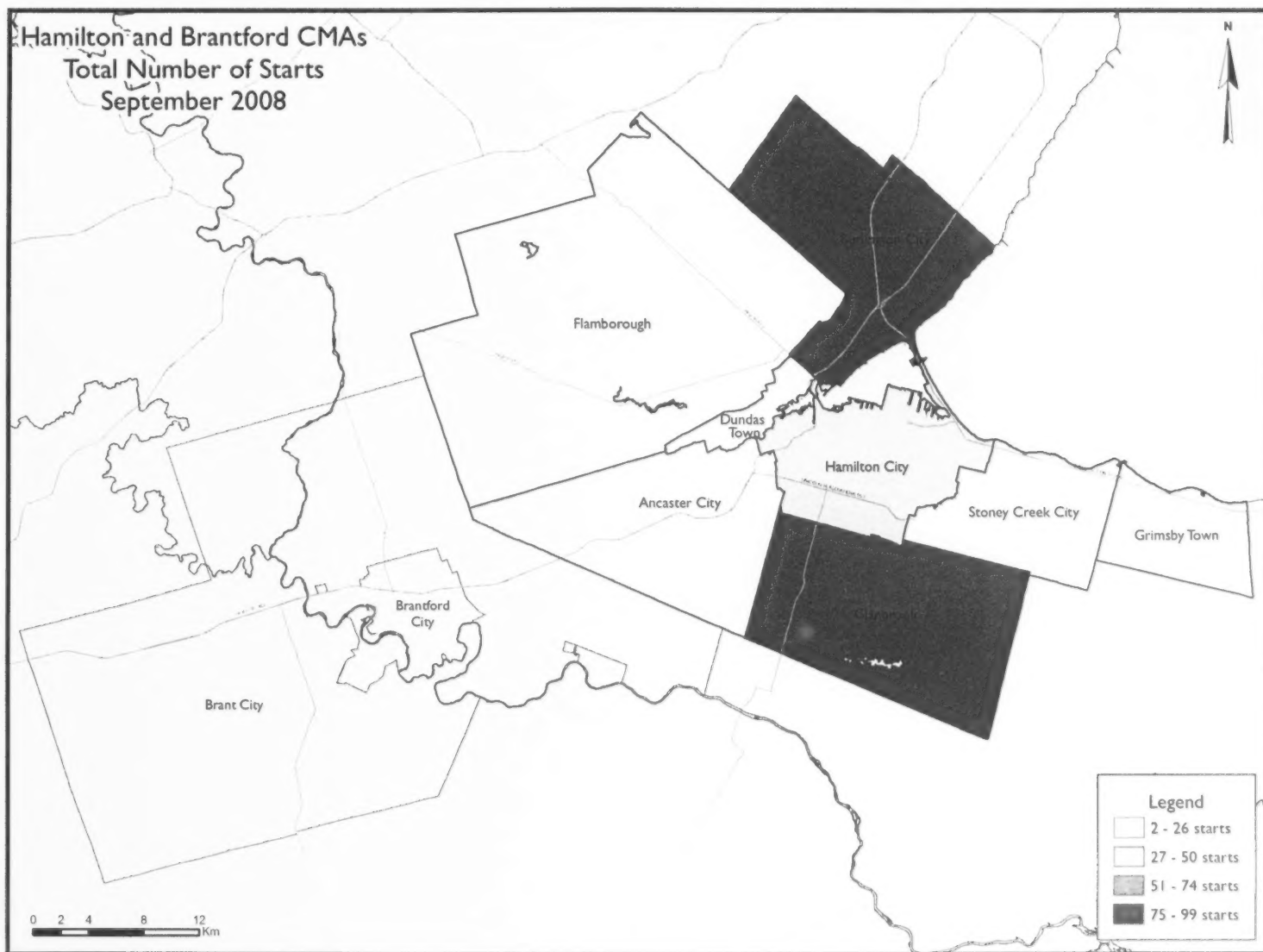


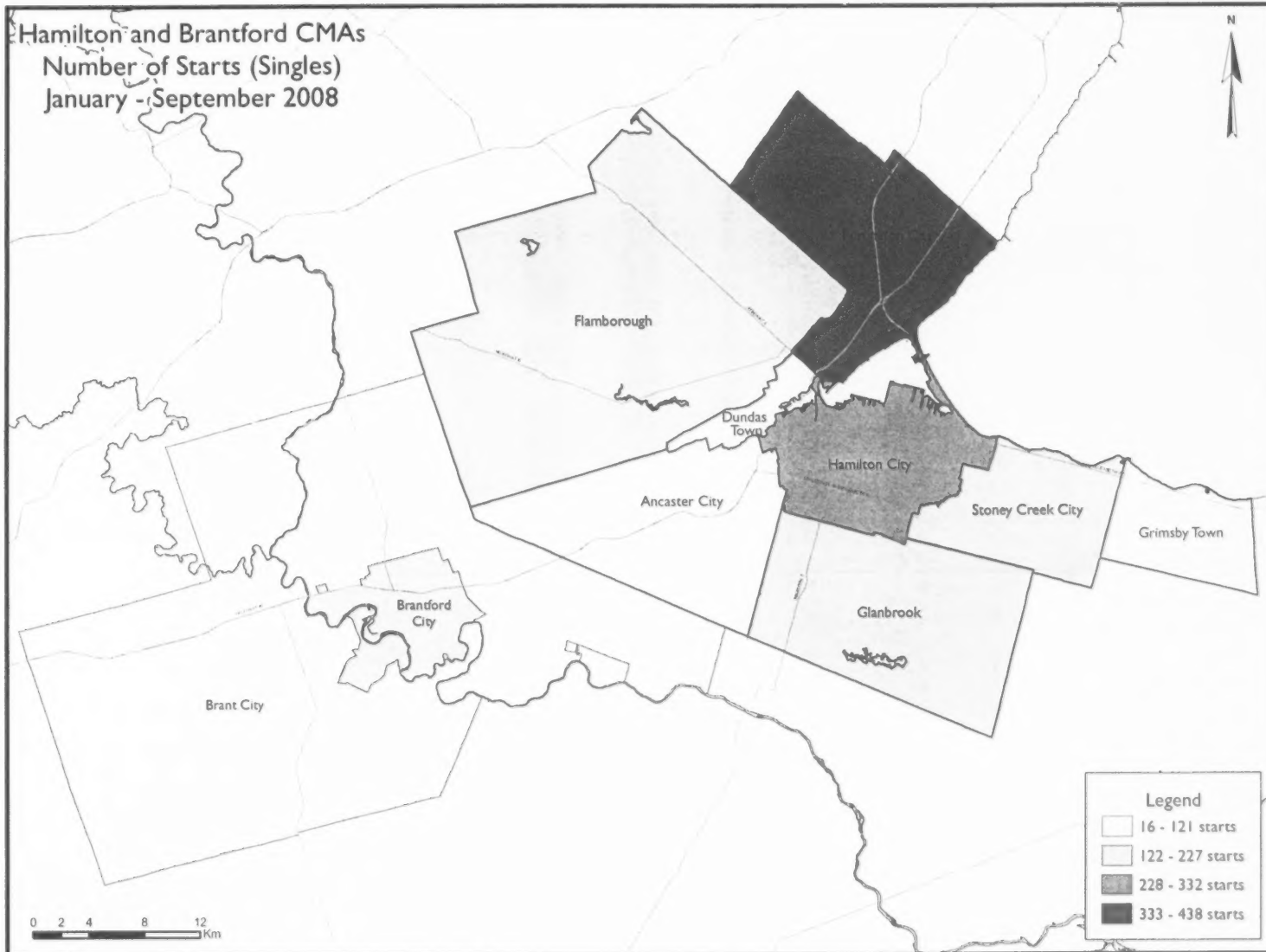
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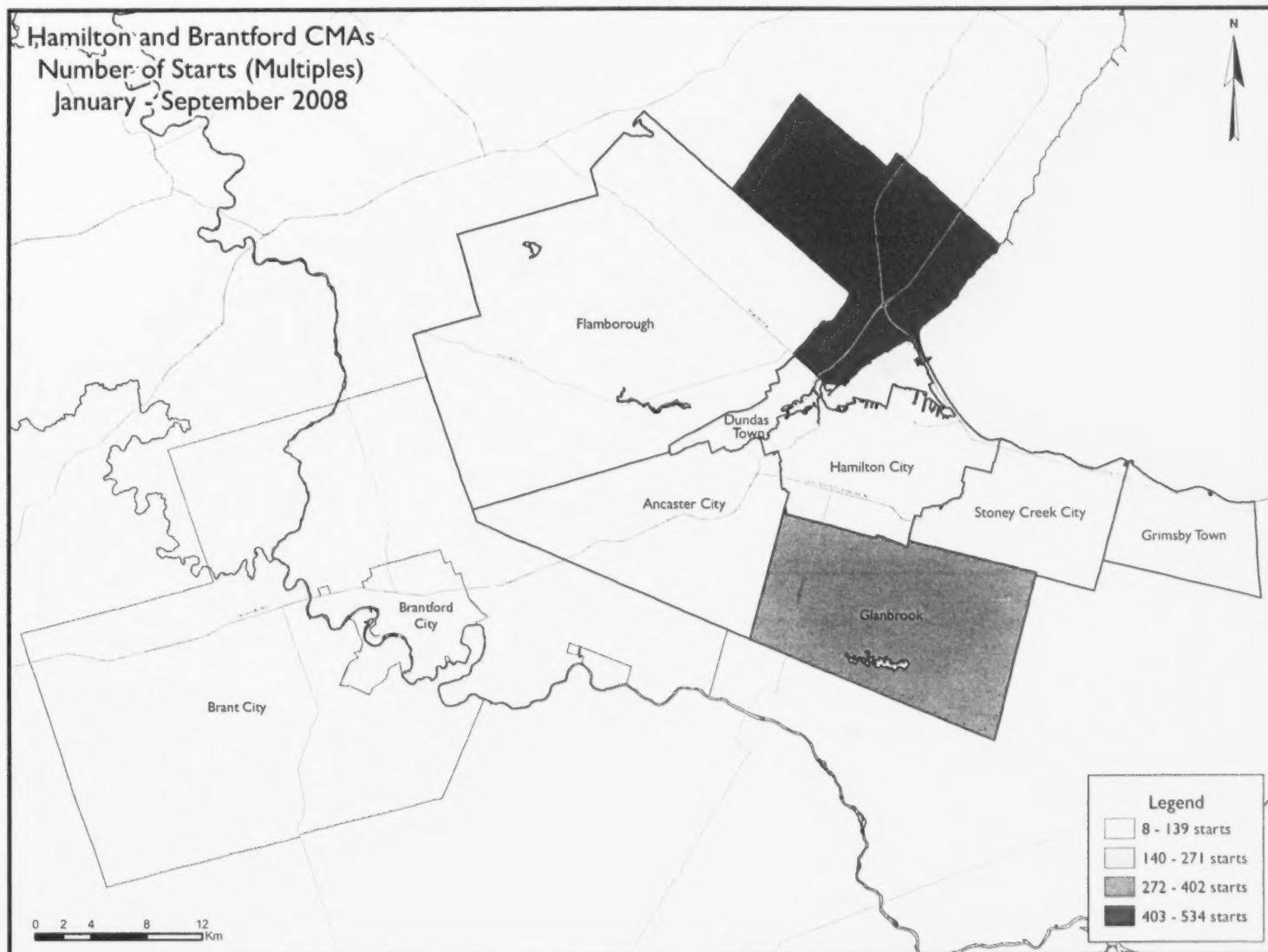


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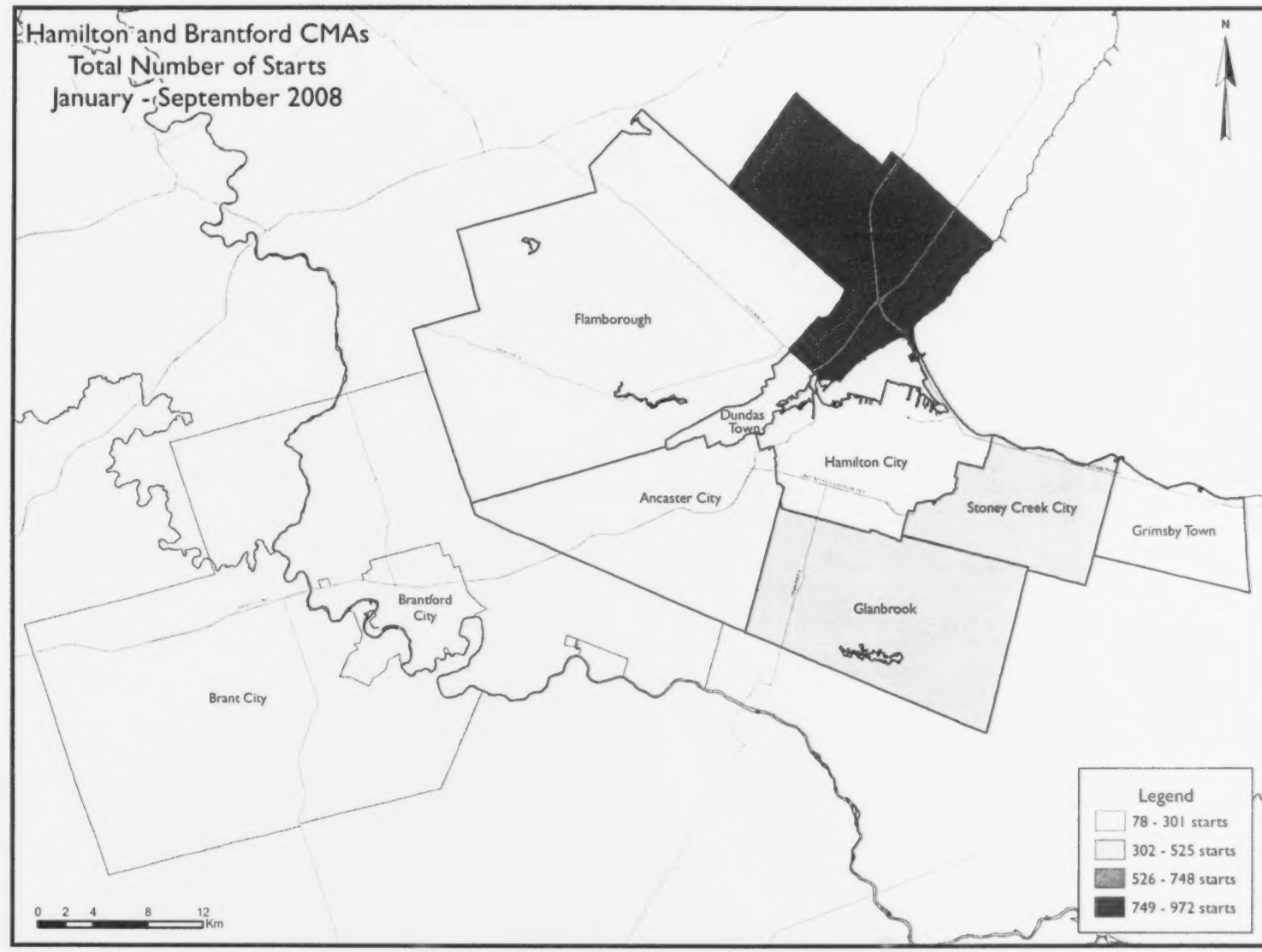




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Hamilton and Brantford CMAs
 Total Number of Starts
 January - September 2008



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- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
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- 1.2 History of Housing Activity (once a year)
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- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Hamilton CMA
September 2008

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
September 2008	118	16	27	0	89	0	0	0	250
September 2007	133	28	93	0	59	0	0	0	313
% Change	-11.3	-42.9	-71.0	n/a	50.8	n/a	n/a	n/a	-20.1
Year-to-date 2008	1,370	94	413	8	478	386	0	0	2,749
Year-to-date 2007	1,381	68	347	0	355	88	0	139	2,378
% Change	-0.8	38.2	19.0	n/a	34.6	**	n/a	-100.0	15.6
UNDER CONSTRUCTION									
September 2008	995	80	434	8	664	698	3	127	3,009
September 2007	1,042	68	478	0	410	354	0	261	2,613
% Change	-4.5	17.6	-9.2	n/a	62.0	97.2	n/a	-51.3	15.2
COMPLETIONS									
September 2008	192	10	19	0	22	0	0	0	243
September 2007	150	2	16	0	50	144	0	0	362
% Change	28.0	**	18.8	n/a	-56.0	-100.0	n/a	n/a	-32.9
Year-to-date 2008	1,292	80	370	5	256	0	1	26	2,030
Year-to-date 2007	1,316	18	409	7	293	214	36	71	2,364
% Change	-1.8	**	-9.5	-28.6	-12.6	-100.0	-97.2	-63.4	-14.1
COMPLETED & NOT ABSORBED									
September 2008	74	8	37	0	2	0	0	10	131
September 2007	49	4	21	0	6	24	5	12	121
% Change	51.0	100.0	76.2	n/a	-66.7	-100.0	-100.0	-16.7	8.3
ABSORBED									
September 2008	190	4	8	0	24	0	0	0	226
September 2007	155	3	18	0	56	144	0	0	376
% Change	22.6	33.3	-55.6	n/a	-57.1	-100.0	n/a	n/a	-39.9
Year-to-date 2008	1,289	74	356	5	266	24	1	57	2,072
Year-to-date 2007	1,321	21	403	7	295	215	35	160	2,457
% Change	-2.4	**	-11.7	-28.6	-9.8	-88.8	-97.1	-64.4	-15.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Brantford CMA
September 2008

	September 2008						Ownership		Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other			
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other					
STARTS											
September 2008	15	0	6	0	0	0	0	3	24		
September 2007	92	4	0	0	0	0	0	0	96		
% Change	-83.7	-100.0	n/a	n/a	n/a	n/a	n/a	n/a	-75.0		
Year-to-date 2008	232	4	33	1	53	21	0	5	349		
Year-to-date 2007	338	10	15	0	47	0	0	0	410		
% Change	-31.4	-60.0	120.0	n/a	12.8	n/a	n/a	n/a	-14.9		
UNDER CONSTRUCTION											
September 2008	156	4	16	5	51	21	0	5	258		
September 2007	230	8	15	0	31	0	0	0	284		
% Change	-32.2	-50.0	6.7	n/a	64.5	n/a	n/a	n/a	-9.2		
COMPLETIONS											
September 2008	46	0	6	0	5	0	0	0	57		
September 2007	53	2	0	0	0	0	0	0	55		
% Change	-13.2	-100.0	n/a	n/a	n/a	n/a	n/a	n/a	3.6		
Year-to-date 2008	293	10	31	6	42	0	0	0	382		
Year-to-date 2007	269	2	0	4	40	0	0	3	318		
% Change	8.9	**	n/a	50.0	5.0	n/a	n/a	-100.0	20.1		
COMPLETED & NOT ABSORBED											
September 2008	72	0	15	3	25	0	0	0	115		
September 2007	63	2	0	4	25	0	10	0	104		
% Change	14.3	-100.0	n/a	-25.0	0.0	n/a	-100.0	n/a	10.6		
ABSORBED											
September 2008	31	0	5	0	2	0	5	0	43		
September 2007	52	0	0	0	4	0	0	0	56		
% Change	-40.4	n/a	n/a	n/a	-50.0	n/a	n/a	n/a	-23.2		
Year-to-date 2008	323	12	21	7	51	0	6	0	420		
Year-to-date 2007	301	0	0	1	49	0	3	3	357		
% Change	7.3	n/a	n/a	**	4.1	n/a	100.0	-100.0	17.6		

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
September 2008

	September 2008								Total*
	Ownership						Rental		
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
New City of Hamilton									
September 2008	80	0	27	0	35	0	0	0	142
September 2007	66	0	36	0	25	0	0	0	127
Hamilton City									
September 2008	27	0	0	0	0	0	0	0	27
September 2007	25	0	3	0	7	0	0	0	35
Stoney Creek City									
September 2008	7	0	3	0	0	0	0	0	10
September 2007	23	0	33	0	0	0	0	0	56
Ancaster City									
September 2008	16	0	0	0	0	0	0	0	16
September 2007	6	0	0	0	0	0	0	0	6
Dundas Town									
September 2008	0	0	0	0	6	0	0	0	6
September 2007	0	0	0	0	0	0	0	0	0
Flamborough									
September 2008	2	0	0	0	0	0	0	0	2
September 2007	4	0	0	0	0	0	0	0	4
Glanbrook									
September 2008	28	0	24	0	29	0	0	0	81
September 2007	8	0	0	0	18	0	0	0	26
Burlington City									
September 2008	29	16	0	0	54	0	0	0	99
September 2007	61	28	45	0	34	0	0	0	168
Grimsby Town									
September 2008	9	0	0	0	0	0	0	0	9
September 2007	6	0	12	0	0	0	0	0	18
Hamilton CMA									
September 2008	118	16	27	0	89	0	0	0	250
September 2007	133	28	93	0	59	0	0	0	313
Brant City									
September 2008	9	0	0	0	0	0	0	0	9
September 2007	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
September 2008	6	0	6	0	0	0	0	3	15
September 2007	79	4	0	0	0	0	0	0	83
Brantford CMA									
September 2008	15	0	6	0	0	0	0	3	24
September 2007	92	4	0	0	0	0	0	0	96

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

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September 2008

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	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
New City of Hamilton									
September 2008	619	10	370	0	530	305	3	127	1,964
September 2007	630	18	277	0	277	223	0	153	1,578
Hamilton City									
September 2008	163	8	20	0	17	119	3	127	457
September 2007	181	0	9	0	12	119	0	153	474
Stoney Creek City									
September 2008	101	2	61	0	31	0	0	0	195
September 2007	93	0	75	0	16	0	0	0	184
Ancaster City									
September 2008	67	0	14	0	109	62	0	0	252
September 2007	56	0	40	0	118	0	0	0	214
Dundas Town									
September 2008	10	0	11	0	30	124	0	0	175
September 2007	7	2	0	0	0	62	0	0	71
Flamborough									
September 2008	110	0	114	0	0	0	0	0	224
September 2007	43	8	0	0	0	0	0	0	51
Glanbrook									
September 2008	168	0	150	0	343	0	0	0	661
September 2007	250	8	153	0	131	42	0	0	584
Burlington City									
September 2008	345	70	60	8	134	393	0	0	1,010
September 2007	323	50	165	0	133	131	0	108	910
Grimsby Town									
September 2008	31	0	4	0	0	0	0	0	35
September 2007	89	0	36	0	0	0	0	0	125
Hamilton CMA									
September 2008	995	80	434	8	664	698	3	127	3,009
September 2007	1,042	68	478	0	410	354	0	261	2,613
Brant City									
September 2008	68	0	7	0	0	21	0	0	96
September 2007	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
September 2008	88	4	9	5	51	0	0	5	162
September 2007	153	8	9	0	31	0	0	0	201
Brantford CMA									
September 2008	156	4	16	5	51	21	0	5	258
September 2007	230	8	15	0	31	0	0	0	284

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
 Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

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September 2008

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	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
New City of Hamilton									
September 2008	127	4	13	0	15	0	0	0	159
September 2007	125	2	12	0	24	10	0	0	173
Hamilton City									
September 2008	30	2	0	0	0	0	0	0	32
September 2007	24	0	0	0	0	0	0	0	24
Stoney Creek City									
September 2008	24	0	6	0	0	0	0	0	30
September 2007	20	0	0	0	8	0	0	0	28
Ancaster City									
September 2008	14	0	0	0	0	0	0	0	14
September 2007	7	0	12	0	7	10	0	0	36
Dundas Town									
September 2008	1	0	0	0	6	0	0	0	7
September 2007	2	0	0	0	0	0	0	0	2
Flamborough									
September 2008	37	0	0	0	0	0	0	0	37
September 2007	8	2	0	0	0	0	0	0	10
Glanbrook									
September 2008	21	2	7	0	9	0	0	0	39
September 2007	64	0	0	0	9	0	0	0	73
Burlington City									
September 2008	54	6	6	0	7	0	0	0	73
September 2007	19	0	4	0	26	134	0	0	183
Grimsby Town									
September 2008	11	0	0	0	0	0	0	0	11
September 2007	6	0	0	0	0	0	0	0	6
Hamilton CMA									
September 2008	192	10	19	0	22	0	0	0	243
September 2007	150	2	16	0	50	144	0	0	362
Brant City									
September 2008	12	0	6	0	0	0	0	0	18
September 2007	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
September 2008	34	0	0	0	5	0	0	0	39
September 2007	44	2	0	0	0	0	0	0	46
Brantford CMA									
September 2008	46	0	6	0	5	0	0	0	57
September 2007	53	2	0	0	0	0	0	0	55

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
 Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

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	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
New City of Hamilton									
September 2008	48	2	26	0	0	0	0	10	86
September 2007	34	4	18	0	3	0	0	4	63
Hamilton City									
September 2008	2	1	0	0	0	0	0	10	13
September 2007	2	0	0	0	0	0	0	4	6
Stoney Creek City									
September 2008	44	0	16	0	0	0	0	0	60
September 2007	31	1	18	0	2	0	0	0	52
Ancaster City									
September 2008	0	0	3	0	0	0	0	0	3
September 2007	1	0	0	0	0	0	0	0	1
Dundas Town									
September 2008	0	0	0	0	0	0	0	0	0
September 2007	0	0	0	0	0	0	0	0	0
Flamborough									
September 2008	2	0	0	0	0	0	0	0	2
September 2007	0	2	0	0	0	0	0	0	2
Glanbrook									
September 2008	0	1	7	0	0	0	0	0	8
September 2007	0	1	0	0	1	0	0	0	2
Burlington City									
September 2008	9	6	8	0	2	0	0	0	25
September 2007	4	0	3	0	3	24	5	8	47
Grimsby Town									
September 2008	17	0	3	0	0	0	0	0	20
September 2007	11	0	0	0	0	0	0	0	11
Hamilton CMA									
September 2008	74	8	37	0	2	0	0	10	131
September 2007	49	4	21	0	6	24	5	12	121
Brant City									
September 2008	10	0	6	0	0	0	0	0	16
September 2007	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
September 2008	62	0	9	3	25	0	0	0	99
September 2007	45	2	0	4	25	0	10	0	86
Brantford CMA									
September 2008	72	0	15	3	25	0	0	0	115
September 2007	63	2	0	4	25	0	10	0	104

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
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	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
New City of Hamilton									
September 2008	124	4	8	0	15	0	0	0	151
September 2007	128	3	14	0	28	10	0	0	183
Hamilton City									
September 2008	31	2	0	0	0	0	0	0	33
September 2007	24	0	0	0	0	0	0	0	24
Stoney Creek City									
September 2008	21	0	1	0	0	0	0	0	22
September 2007	23	1	2	0	12	0	0	0	38
Ancaster City									
September 2008	14	0	0	0	0	0	0	0	14
September 2007	7	0	12	0	7	10	0	0	36
Dundas Town									
September 2008	1	0	0	0	6	0	0	0	7
September 2007	2	0	0	0	0	0	0	0	2
Flamborough									
September 2008	36	0	0	0	0	0	0	0	36
September 2007	8	2	0	0	0	0	0	0	10
Glanbrook									
September 2008	21	2	7	0	9	0	0	0	39
September 2007	64	0	0	0	9	0	0	0	73
Burlington City									
September 2008	55	0	0	0	9	0	0	0	64
September 2007	21	0	4	0	28	134	0	0	187
Grimsby Town									
September 2008	11	0	0	0	0	0	0	0	11
September 2007	6	0	0	0	0	0	0	0	6
Hamilton CMA									
September 2008	190	4	8	0	24	0	0	0	226
September 2007	155	3	18	0	56	144	0	0	376
Brant City									
September 2008	14	0	4	0	0	0	0	0	18
September 2007	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
September 2008	17	0	1	0	2	0	5	0	25
September 2007	45	0	0	0	4	0	0	0	49
Brantford CMA									
September 2008	31	0	5	0	2	0	5	0	43
September 2007	52	0	0	0	4	0	0	0	56

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
 Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Hamilton CMA
1998 - 2007

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2007	1,761	92	411	0	513	88	0	139	3,004
% Change	2.1	-25.8	-30.6	-100.0	41.7	-6.4	-100.0	13.9	-1.3
2006	1,725	124	592	16	362	94	8	122	3,043
% Change	16.2	-35.4	31.0	-5.9	-23.5	-64.0	-91.0	-30.7	-3.2
2005	1,485	192	452	17	473	261	89	176	3,145
% Change	-25.3	24.7	-14.6	183.3	-26.2	-53.1	196.7	-5.9	-23.2
2004	1,989	154	529	6	641	557	30	187	4,093
% Change	14.2	67.4	-6.7	**	-3.8	**	n/a	**	25.6
2003	1,742	92	567	1	666	164	0	13	3,260
% Change	-22.6	13.6	-7.7	-87.5	5.0	47.7	-100.0	-86.3	-14.3
2002	2,251	81	614	8	634	111	3	95	3,803
% Change	22.4	-19.0	68.7	166.7	8.4	-76.1	n/a	n/a	13.0
2001	1,839	100	364	3	585	465	0	0	3,365
% Change	-1.4	-21.9	-13.1	-84.2	25.3	138.5	n/a	-100.0	8.3
2000	1,865	128	419	19	467	195	0	15	3,108
% Change	-0.3	-9.9	18.4	-32.1	-18.1	-79.5	-100.0	n/a	-20.8
1999	1,870	142	354	28	570	951	8	0	3,923
% Change	8.0	-19.3	-46.8	n/a	5.8	118.1	-70.4	-100.0	8.2
1998	1,731	176	666	0	539	436	27	52	3,627

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Brantford CMA

1998 - 2007

	1998 - 2007						Rental		Total*
	Ownership								
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2007	466	16	26	0	81	0	0	0	589
% Change	30.5	**	n/a	n/a	72.3	n/a	n/a	-100.0	44.0
2006	357	2	0	0	47	0	0	3	409
% Change	11.6	0.0	-100.0	-100.0	-59.8	n/a	-100.0	-94.8	-23.4
2005	320	2	10	11	117	0	13	58	534
% Change	-22.7	-66.7	42.9	n/a	112.7	n/a	n/a	n/a	10.8
2004	414	6	7	0	55	0	0	0	482
% Change	10.4	0.0	-36.4	-100.0	3.8	n/a	n/a	n/a	5.2
2003	375	6	11	13	53	0	0	0	458
% Change	-32.8	-83.3	175.0	160.0	15.2	-100.0	n/a	n/a	-34.6
2002	558	36	4	5	46	40	0	0	700
% Change	55.0	-21.7	-33.3	n/a	-27.0	n/a	n/a	n/a	47.4
2001	360	46	6	0	63	0	0	0	475
% Change	-3.7	76.9	-33.3	n/a	-17.1	n/a	n/a	n/a	-2.1
2000	374	26	9	0	76	0	0	0	485
% Change	20.3	62.5	12.5	n/a	153.3	n/a	n/a	-100.0	28.6
1999	311	16	8	0	30	0	0	12	377
% Change	30.1	0.0	n/a	-100.0	-57.7	n/a	n/a	n/a	5.6
1998	239	16	0	31	71	0	0	0	357

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only

Source: CMHC (Starts and Completions Survey)

**Table 2: Starts by Submarket and by Dwelling Type
September 2008**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2008	Sept 2007	Sept 2008	Sept 2007	Sept 2008	Sept 2007	Sept 2008	Sept 2007	Sept 2008	Sept 2007	% Change
Hamilton CMA	118	133	16	28	116	152	0	0	250	313	-20.1
New City of Hamilton	80	66	0	0	62	61	0	0	142	127	11.8
Hamilton City	27	25	0	0	0	10	0	0	27	35	-22.9
Stoney Creek City	7	23	0	0	3	33	0	0	10	56	-82.1
Ancaster City	16	6	0	0	0	0	0	0	16	6	166.7
Dundas Town	0	0	0	0	6	0	0	0	6	0	n/a
Flamborough	2	4	0	0	0	0	0	0	2	4	-50.0
Glanbrook	28	8	0	0	53	18	0	0	81	26	**
Burlington City	29	61	16	28	54	79	0	0	99	168	-41.1
Grimsby Town	9	6	0	0	0	12	0	0	9	18	-50.0
Brantford CMA	15	92	0	4	6	0	3	0	24	96	-75.0
Brant City	9	n/a	0	n/a	0	n/a	0	n/a	9	n/a	n/a
Brantford City	6	79	0	4	6	0	3	0	15	83	-81.9

**Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2008**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Hamilton CMA	1,378	1,381	110	70	875	700	386	227	2,749	2,378	15.6
New City of Hamilton	870	872	26	22	679	397	124	139	1,699	1,430	18.8
Hamilton City	241	257	16	0	20	15	0	139	277	411	-32.6
Stoney Creek City	220	158	2	0	90	66	0	0	312	224	39.3
Ancaster City	78	69	8	0	58	62	62	0	206	131	57.3
Dundas Town	16	8	0	4	47	0	62	0	125	12	**
Flamborough	154	54	0	10	114	0	0	0	268	64	**
Glanbrook	161	320	0	8	350	254	0	0	511	582	-12.2
Burlington City	438	405	84	48	188	267	262	88	972	808	20.3
Grimsby Town	70	104	0	0	8	36	0	0	78	140	-44.3
Brantford CMA	233	338	4	10	86	62	26	0	349	410	-14.9
Brant City	88	n/a	0	n/a	13	n/a	21	n/a	122	n/a	n/a
Brantford City	145	219	4	10	73	56	5	0	227	285	-20.4

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
September 2008**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2008	Sept 2007	Sept 2008	Sept 2007	Sept 2008	Sept 2007	Sept 2008	Sept 2007
Hamilton CMA	116	152	0	0	0	0	0	0
New City of Hamilton	62	61	0	0	0	0	0	0
Hamilton City	0	10	0	0	0	0	0	0
Stoney Creek City	3	33	0	0	0	0	0	0
Ancaster City	0	0	0	0	0	0	0	0
Dundas Town	6	0	0	0	0	0	0	0
Flamborough	0	0	0	0	0	0	0	0
Glanbrook	53	18	0	0	0	0	0	0
Burlington City	54	79	0	0	0	0	0	0
Grimsby Town	0	12	0	0	0	0	0	0
Brantford CMA	6	0	0	0	0	0	3	0
Brant City	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	6	0	0	0	0	0	3	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2008**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Hamilton CMA	875	700	0	0	386	88	0	139
New City of Hamilton	679	397	0	0	124	0	0	139
Hamilton City	20	15	0	0	0	0	0	139
Stoney Creek City	90	66	0	0	0	0	0	0
Ancaster City	58	62	0	0	62	0	0	0
Dundas Town	47	0	0	0	62	0	0	0
Flamborough	114	0	0	0	0	0	0	0
Glanbrook	350	254	0	0	0	0	0	0
Burlington City	188	267	0	0	262	88	0	0
Grimsby Town	8	36	0	0	0	0	0	0
Brantford CMA	86	62	0	0	21	0	5	0
Brant City	13	n/a	0	n/a	21	n/a	0	n/a
Brantford City	73	56	0	0	0	0	5	0

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market
September 2008**

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2008	Sept 2007	Sept 2008	Sept 2007	Sept 2008	Sept 2007	Sept 2008	Sept 2007
Hamilton CMA	161	254	89	59	0	0	250	313
New City of Hamilton	107	102	35	25	0	0	142	127
Hamilton City	27	28	0	7	0	0	27	35
Stoney Creek City	10	56	0	0	0	0	10	56
Ancaster City	16	6	0	0	0	0	16	6
Dundas Town	0	0	6	0	0	0	6	0
Flamborough	2	4	0	0	0	0	2	4
Glanbrook	52	8	29	18	0	0	81	26
Burlington City	45	134	54	34	0	0	99	168
Grimsby Town	9	18	0	0	0	0	9	18
Brantford CMA	21	96	0	0	3	0	24	96
Brant City	9	n/a	0	n/a	0	n/a	9	n/a
Brantford City	12	83	0	0	3	0	15	83

**Table 2.5: Starts by Submarket and by Intended Market
January - September 2008**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Hamilton CMA	1,877	1,796	872	443	0	139	2,749	2,378
New City of Hamilton	1,243	1,084	456	207	0	139	1,699	1,430
Hamilton City	277	260	0	12	0	139	277	411
Stoney Creek City	289	224	23	0	0	0	312	224
Ancaster City	80	73	126	58	0	0	206	131
Dundas Town	27	12	98	0	0	0	125	12
Flamborough	268	64	0	0	0	0	268	64
Glanbrook	302	445	209	137	0	0	511	582
Burlington City	556	572	416	236	0	0	972	808
Grimsby Town	78	140	0	0	0	0	78	140
Brantford CMA	269	363	75	47	5	0	349	410
Brant City	101	n/a	21	n/a	0	n/a	122	n/a
Brantford City	168	238	54	47	5	0	227	285

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
September 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2008	Sept 2007	Sept 2008	Sept 2007	Sept 2008	Sept 2007	Sept 2008	Sept 2007	Sept 2008	Sept 2007	% Change
Hamilton CMA	192	150	10	2	41	66	0	144	243	362	-32.9
New City of Hamilton	127	125	4	2	28	36	0	10	159	173	-8.1
Hamilton City	30	24	2	0	0	0	0	0	32	24	33.3
Stoney Creek City	24	20	0	0	6	8	0	0	30	28	7.1
Ancaster City	14	7	0	0	0	19	0	10	14	36	-61.1
Dundas Town	1	2	0	0	6	0	0	0	7	2	**
Flamborough	37	8	0	2	0	0	0	0	37	10	**
Glanbrook	21	64	2	0	16	9	0	0	39	73	-46.6
Burlington City	54	19	6	0	13	30	0	134	73	183	-60.1
Grimsby Town	11	6	0	0	0	0	0	0	11	6	83.3
Brantford CMA	46	53	0	2	11	0	0	0	57	55	3.6
Brant City	12	n/a	0	n/a	6	n/a	0	n/a	18	n/a	n/a
Brantford City	34	44	0	2	5	0	0	0	39	46	-15.2

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Hamilton CMA	1298	1323	88	36	618	720	26	285	2030	2364	-14.1
New City of Hamilton	816	1003	24	18	339	433	26	81	1205	1535	-21.5
Hamilton City	246	198	14	8	0	6	26	71	286	283	1.1
Stoney Creek City	200	120	0	2	85	130	0	0	285	252	13.1
Ancaster City	80	145	0	0	93	120	0	10	173	275	-37.1
Dundas Town	15	10	2	2	6	0	0	0	23	12	91.7
Flamborough	114	54	2	4	0	0	0	0	116	58	100.0
Glanbrook	161	476	6	2	155	177	0	0	322	655	-50.8
Burlington City	385	283	64	18	220	287	0	204	669	792	-15.5
Grimsby Town	97	37	0	0	59	0	0	0	156	37	**
Brantford CMA	299	273	10	2	73	40	0	3	382	318	20.1
Brant City	104	n/a	0	n/a	6	n/a	0	n/a	110	n/a	n/a
Brantford City	195	194	10	2	67	40	0	3	272	239	13.8

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
September 2008**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2008	Sept 2007	Sept 2008	Sept 2007	Sept 2008	Sept 2007	Sept 2008	Sept 2007
Hamilton CMA	41	66	0	0	0	144	0	0
New City of Hamilton	28	36	0	0	0	10	0	0
Hamilton City	0	0	0	0	0	0	0	0
Stoney Creek City	6	8	0	0	0	0	0	0
Ancaster City	0	19	0	0	0	10	0	0
Dundas Town	6	0	0	0	0	0	0	0
Flamborough	0	0	0	0	0	0	0	0
Glanbrook	16	9	0	0	0	0	0	0
Burlington City	13	30	0	0	0	134	0	0
Grimsby Town	0	0	0	0	0	0	0	0
Brantford CMA	11	0	0	0	0	0	0	0
Brant City	6	n/a	0	n/a	0	n/a	0	n/a
Brantford City	5	0	0	0	0	0	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2008**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Hamilton CMA	618	696	0	24	0	214	26	71
New City of Hamilton	339	433	0	0	0	10	26	71
Hamilton City	0	6	0	0	0	0	26	71
Stoney Creek City	85	130	0	0	0	0	0	0
Ancaster City	93	120	0	0	0	10	0	0
Dundas Town	6	0	0	0	0	0	0	0
Flamborough	0	0	0	0	0	0	0	0
Glanbrook	155	177	0	0	0	0	0	0
Burlington City	220	263	0	24	0	204	0	0
Grimsby Town	59	0	0	0	0	0	0	0
Brantford CMA	73	40	0	0	0	0	0	3
Brant City	6	n/a	0	n/a	0	n/a	0	n/a
Brantford City	67	40	0	0	0	0	0	3

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market
September 2008**

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2008	Sept 2007	Sept 2008	Sept 2007	Sept 2008	Sept 2007	Sept 2008	Sept 2007
Hamilton CMA	221	168	22	194	0	0	243	362
New City of Hamilton	144	139	15	34	0	0	159	173
Hamilton City	32	24	0	0	0	0	32	24
Stoney Creek City	30	20	0	8	0	0	30	28
Ancaster City	14	19	0	17	0	0	14	36
Dundas Town	1	2	6	0	0	0	7	2
Flamborough	37	10	0	0	0	0	37	10
Glanbrook	30	64	9	9	0	0	39	73
Burlington City	66	23	7	160	0	0	73	183
Grimsby Town	11	6	0	0	0	0	11	6
Brantford CMA	52	55	5	0	0	0	57	55
Brant City	18	n/a	0	n/a	0	n/a	18	n/a
Brantford City	34	46	5	0	0	0	39	46

**Table 3.5: Completions by Submarket and by Intended Market
January - September 2008**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Hamilton CMA	1,742	1,743	261	514	27	107	2,030	2,364
New City of Hamilton	1,044	1,284	134	180	27	71	1,205	1,535
Hamilton City	256	211	3	1	27	71	286	283
Stoney Creek City	285	187	0	65	0	0	285	252
Ancaster City	104	211	69	64	0	0	173	275
Dundas Town	17	12	6	0	0	0	23	12
Flamborough	116	58	0	0	0	0	116	58
Glanbrook	266	605	56	50	0	0	322	655
Burlington City	542	422	127	334	0	36	669	792
Grimsby Town	156	37	0	0	0	0	156	37
Brantford CMA	334	271	48	44	0	3	382	318
Brant City	110	n/a	0	n/a	0	n/a	110	n/a
Brantford City	224	192	48	44	0	3	272	239

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only

Source: CMHC (Starts and Completions Survey)

**Table 4a: Absorbed Single-Detached Units by Price Range
September 2008**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$200,000		\$200,000 - \$249,999		\$250,000 - \$299,999		\$300,000 - \$349,999		\$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
New City of Hamilton													
September 2008	2	1.6	1	0.8	18	14.5	38	30.6	65	52.4	124	352,250	386,366
September 2007	3	2.3	18	14.1	33	25.8	23	18.0	51	39.8	128	321,630	345,376
Year-to-date 2008	7	0.9	30	3.7	117	14.6	254	31.7	394	49.1	802	349,700	380,041
Year-to-date 2007	20	2.0	149	14.8	290	28.9	210	20.9	336	33.4	1,005	310,900	338,444
Hamilton City													
September 2008	1	3.2	0	0.0	3	9.7	10	32.3	17	54.8	31	350,335	343,438
September 2007	0	0.0	1	4.2	11	45.8	3	12.5	9	37.5	24	308,130	321,561
Year-to-date 2008	4	1.6	8	3.2	35	13.8	98	38.7	108	42.7	253	340,000	347,552
Year-to-date 2007	2	1.0	10	5.1	56	28.4	53	26.9	76	38.6	197	336,000	337,087
Stoney Creek City													
September 2008	0	0.0	0	0.0	3	14.3	7	33.3	11	52.4	21	356,990	350,865
September 2007	0	0.0	0	0.0	7	30.4	1	4.3	15	65.2	23	369,900	375,813
Year-to-date 2008	0	0.0	3	1.6	42	22.6	63	33.9	78	41.9	186	340,990	352,668
Year-to-date 2007	0	0.0	8	6.7	39	32.8	29	24.4	43	36.1	119	329,900	349,749
Ancaster City													
September 2008	0	0.0	0	0.0	0	0.0	1	7.1	13	92.9	14	596,500	598,567
September 2007	0	0.0	0	0.0	0	0.0	1	14.3	6	85.7	7	--	--
Year-to-date 2008	0	0.0	0	0.0	1	1.2	3	3.7	77	95.1	81	499,000	525,232
Year-to-date 2007	0	0.0	0	0.0	2	1.4	17	11.6	127	87.0	146	419,500	469,234
Dundas Town													
September 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
September 2007	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	15	100.0	15	479,000	515,162
Year-to-date 2007	0	0.0	0	0.0	3	30.0	0	0.0	7	70.0	10	430,000	447,300
Flamborough													
September 2008	1	2.8	1	2.8	6	16.7	14	38.9	14	38.9	36	320,000	382,583
September 2007	3	37.5	1	12.5	1	12.5	1	12.5	2	25.0	8	--	--
Year-to-date 2008	2	1.9	14	13.2	10	9.4	30	28.3	50	47.2	106	329,000	436,747
Year-to-date 2007	12	21.4	10	17.9	3	5.4	3	5.4	28	50.0	56	362,500	399,437
Glanbrook													
September 2008	0	0.0	0	0.0	6	28.6	6	28.6	9	42.9	21	341,990	345,845
September 2007	0	0.0	16	25.0	14	21.9	17	26.6	17	26.6	64	305,950	318,265
Year-to-date 2008	1	0.6	5	3.1	29	18.0	60	37.3	66	41.0	161	340,635	339,546
Year-to-date 2007	6	1.3	121	25.4	187	39.2	108	22.6	55	11.5	477	277,000	286,709
Burlington City													
September 2008	0	0.0	0	0.0	0	0.0	4	7.3	51	92.7	55	399,990	551,921
September 2007	0	0.0	0	0.0	0	0.0	0	0.0	21	100.0	21	385,000	704,824
Year-to-date 2008	0	0.0	0	0.0	0	0.0	23	6.0	362	94.0	385	400,990	464,696
Year-to-date 2007	0	0.0	21	7.3	1	0.3	98	33.9	169	58.5	289	368,999	436,571
Grimsby Town													
September 2008	0	0.0	0	0.0	0	0.0	9	81.8	2	18.2	11	339,900	354,991
September 2007	0	0.0	0	0.0	0	0.0	3	50.0	3	50.0	6	--	--
Year-to-date 2008	0	0.0	0	0.0	11	10.2	67	62.0	30	27.8	108	332,900	364,909
Year-to-date 2007	0	0.0	0	0.0	6	17.6	13	38.2	15	44.1	34	343,900	434,224

Source: CMHC (Market Absorption Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
September 2008

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$200,000		\$200,000 - \$249,999		\$250,000 - \$299,999		\$300,000 - \$349,999		\$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Hamilton CMA													
September 2008	2	1.1	1	0.5	18	9.5	51	26.8	118	62.1	190	371,945	432,473
September 2007	3	1.9	18	11.6	33	21.3	26	16.8	75	48.4	155	345,900	394,935
Year-to-date 2008	7	0.5	30	2.3	128	9.9	344	26.6	786	60.7	1,295	371,900	403,965
Year-to-date 2007	20	1.5	170	12.8	297	22.4	321	24.2	520	39.2	1,328	322,000	362,251

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range
September 2008

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$125,000		\$125,000 - \$149,999		\$150,000 - \$174,999		\$175,000 - \$199,999		\$200,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brant City													
September 2008	0	0.0	0	0.0	3	21.4	1	7.1	10	71.4	14	242,500	295,286
September 2007	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2008	1	0.8	0	0.0	21	17.5	5	4.2	93	77.5	120	327,500	320,200
Year-to-date 2007	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City													
September 2008	0	0.0	2	11.8	0	0.0	0	0.0	15	88.2	17	235,000	243,059
September 2007	1	2.2	11	24.4	8	17.8	12	26.7	13	28.9	45	178,000	178,533
Year-to-date 2008	8	3.8	30	14.3	19	9.0	27	12.9	126	60.0	210	225,000	220,613
Year-to-date 2007	12	5.2	45	19.3	38	16.3	57	24.5	81	34.8	233	185,000	187,779
Brantford CMA													
September 2008	0	0.0	2	6.5	3	9.7	1	3.2	25	80.6	31	235,000	266,645
September 2007	1	1.9	11	21.2	10	19.2	12	23.1	18	34.6	52	178,000	190,327
Year-to-date 2008	9	2.7	30	9.1	40	12.1	32	9.7	219	66.4	330	240,000	256,827
Year-to-date 2007	13	4.3	45	14.9	55	18.2	59	19.5	130	43.0	302	190,000	209,704

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to
Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
September 2008**

Submarket	Sept 2008	Sept 2007	% Change	YTD 2008	YTD 2007	% Change
Hamilton CMA	432,473	394,935	9.5	403,965	362,251	11.5
New City of Hamilton	386,366	345,376	11.9	380,041	338,444	12.3
Hamilton City	343,438	321,561	6.8	347,552	337,087	3.1
Stoney Creek City	350,865	375,813	-6.6	352,668	349,749	0.8
Ancaster City	598,567	--	n/a	525,232	469,234	11.9
Dundas Town	--	--	n/a	515,162	447,300	15.2
Flamborough	382,583	--	n/a	436,747	399,437	9.3
Glanbrook	345,845	318,265	8.7	339,546	286,709	18.4
Burlington City	551,921	704,824	-21.7	464,696	436,571	6.4
Grimsby Town	354,991	--	n/a	364,909	434,224	-16.0
Brantford CMA	266,645	190,327	40.1	256,827	209,704	22.5
Brant City	295,286	n/a	n/a	320,200	n/a	n/a
Brantford City	243,059	178,533	36.1	220,613	187,779	17.5

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Hamilton
September 2008

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2007	January	786	0.0	1,103	1,545	1,556	70.9	255,753	6.0	260,107
	February	1,031	-10.3	1,113	1,465	1,541	72.2	272,953	12.5	264,300
	March	1,273	-6.3	1,124	1,861	1,595	70.5	261,021	3.8	260,714
	April	1,351	12.8	1,155	1,929	1,606	71.9	265,506	6.9	265,735
	May	1,529	10.4	1,197	2,148	1,647	72.7	279,496	10.5	268,206
	June	1,472	19.3	1,206	1,850	1,623	74.3	269,676	7.7	264,660
	July	1,358	26.4	1,235	1,635	1,588	77.8	268,561	10.4	273,137
	August	1,189	8.0	1,143	1,561	1,558	73.4	270,893	6.8	271,533
	September	986	-5.4	1,118	1,694	1,657	67.5	264,209	6.2	264,977
	October	1,230	11.5	1,187	1,509	1,529	77.6	278,180	11.6	284,170
	November	1,036	6.6	1,152	1,199	1,587	72.6	267,560	6.5	271,753
	December	625	-4.9	1,133	592	1,501	75.5	261,728	5.5	275,744
2008	January	783	-0.4	1,124	1,608	1,621	69.3	278,189	8.8	276,291
	February	998	-3.2	1,040	1,514	1,534	67.8	276,297	1.2	272,739
	March	1,057	-17.0	1,042	1,617	1,552	67.1	289,226	10.8	284,331
	April	1,381	2.2	1,112	2,272	1,713	64.9	283,846	6.9	288,547
	May	1,435	-6.1	1,144	2,179	1,698	67.4	293,927	5.2	283,869
	June	1,325	-10.0	1,091	1,888	1,660	65.7	287,249	6.5	284,629
	July	1,204	-11.3	1,060	1,776	1,677	63.2	281,580	4.8	283,367
	August	947	-20.4	1,008	1,539	1,665	60.5	283,974	4.8	285,808
	September	979	-0.7	1,014	1,886	1,664	60.9	282,719	7.0	289,718
	October									
	November									
	December									
	Q3 2007	3,533	9.8		4,890			268,132	7.8	
	Q3 2008	3,130	-11.4		5,201			282,661	5.4	
	YTD 2007	10,975	6.3		15,688			268,340	8.0	
	YTD 2008	10,109	-7.9		16,279			284,735	6.1	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Brantford
September 2008

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2007	January	150	8.7	196	289	287	68.3	191,676	-0.4	199,413
	February	201	-1.5	195	296	291	67.0	201,513	6.0	207,991
	March	210	-9.9	176	285	267	65.9	213,605	9.8	215,594
	April	211	-0.5	188	339	306	61.4	219,906	8.0	213,436
	May	259	18.3	204	380	297	68.7	208,469	1.1	205,716
	June	242	30.1	201	350	298	67.4	213,881	10.6	209,399
	July	219	22.3	202	316	291	69.4	209,088	1.7	207,106
	August	222	23.3	204	289	286	71.3	203,560	4.5	205,951
	September	161	0.0	186	292	292	63.7	206,141	0.5	209,279
	October	175	-1.7	190	308	313	60.7	211,004	9.4	214,311
	November	165	18.7	201	216	272	73.9	216,462	5.1	208,557
	December	90	-18.2	162	91	251	64.5	211,281	4.5	215,487
2008	January	145	-3.3	186	304	312	59.6	205,398	7.2	216,580
	February	158	-21.4	153	322	296	51.7	229,561	13.9	230,543
	March	198	-5.7	188	288	305	61.6	219,169	2.6	222,188
	April	224	6.2	183	418	312	58.7	223,198	1.5	219,061
	May	236	-8.9	187	387	315	59.4	222,549	6.8	215,067
	June	237	-2.1	193	331	297	65.0	220,726	3.2	217,075
	July	197	-10.0	181	351	318	56.9	223,700	7.0	219,377
	August	172	-22.5	172	281	297	57.9	211,794	4.0	217,963
	September									
	October									
	November									
	December									
	Q2 2007	712	15.4		1,069			213,698	6.1	
	Q2 2008	697	-2.1		1,136			222,138	3.9	
	YTD 2007	1,875	9.5		2,836			208,232	4.9	
	YTD 2008	1,567	-16.4		2,682			220,023	5.7	

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¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators
September 2008

		Interest Rates			NHPI, Total, Hamilton CMA 1997=100	CPI, 1992 =100 (Ontario)	Hamilton Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (.000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2007	January	679	6.50	6.65	145.6	108.6	366.9	6.3	66.3	759
	February	679	6.50	6.65	146.6	109.7	368.1	6.2	66.4	751
	March	669	6.40	6.49	147.3	110.8	369.8	6.5	66.9	753
	April	678	6.60	6.64	148.2	111.1	372.6	6.1	67.1	762
	May	709	6.85	7.14	148.8	111.6	375.2	6.1	67.5	775
	June	715	7.05	7.24	149.3	111.1	374.7	6.0	67.4	790
	July	715	7.05	7.24	149.6	111.1	377.8	5.9	67.8	792
	August	715	7.05	7.24	148.5	110.9	380.2	5.5	67.9	802
	September	712	7.05	7.19	148.9	111.0	378.4	5.6	67.6	810
	October	728	7.25	7.44	149.1	110.9	376.0	5.7	67.2	822
	November	725	7.20	7.39	149.4	111.2	372.7	6.0	66.8	823
	December	734	7.35	7.54	149.3	111.1	373.0	5.9	66.7	815
2008	January	725	7.35	7.39	150.7	110.9	373	5.9	66.7	807
	February	718	7.25	7.29	151.9	111.4	374.1	5.9	66.9	805
	March	712	7.15	7.19	153.1	111.7	375.7	6.2	67.3	804
	April	700	6.95	6.99	152.9	112.5	376.9	6.3	67.5	803
	May	679	6.15	6.65	153.2	113.6	377.6	6.1	67.5	801
	June	710	6.95	7.15	152.4	114.2	379.0	6.0	67.6	795
	July	710	6.95	7.15	152.6	115.1	377.5	5.5	67.0	793
	August	691	6.65	6.85	152.6	114.8	377.6	5.6	67.0	784
	September	691	6.65	6.85		115.1	376.1	5.5	66.5	787
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators
September 2008

		Interest Rates			NHPI, Total, Hamilton CMA 1997=100	CPI, 1992 =100 (Ontario)	Brantford Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (.000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2007	January	679	6.50	6.65	139.3	108.6	50.0	8.0	69.2	684
	February	679	6.50	6.65	139.4	109.7	50.4	7.8	69.2	690
	March	669	6.40	6.49	139.7	110.8	50.8	7.3	69.3	698
	April	678	6.60	6.64	139.8	111.1	51.6	6.8	69.7	695
	May	709	6.85	7.14	140.3	111.6	51.4	6.8	69.5	699
	June	715	7.05	7.24	141.0	111.1	51.6	7.0	70.0	700
	July	715	7.05	7.24	141.3	111.1	51.1	6.4	68.7	708
	August	715	7.05	7.24	141.8	110.9	50.5	6.4	67.7	725
	September	712	7.05	7.19	142.1	111.0	50.6	5.5	67.3	742
	October	728	7.25	7.44	142.2	110.9	50.8	4.9	66.9	756
	November	725	7.20	7.39	143.1	111.2	51.3	4.6	67.5	758
	December	734	7.35	7.54	143.3	111.1	51.0	5.2	67.4	771
2008	January	725	7.35	7.39	144.5	110.9	51	6.0	68.1	779
	February	718	7.25	7.29	145.2	111.4	51.2	6.3	68.2	785
	March	712	7.15	7.19	145.6	111.7	51.2	6.9	68.5	779
	April	700	6.95	6.99	145.8	112.5	51.1	7.0	68.5	775
	May	679	6.15	6.65	145.9	113.6	51.4	7.2	69.0	773
	June	710	6.95	7.15	146.4	114.2	51.7	6.9	69.1	764
	July	710	6.95	7.15	146.5	115.1	52.0	6.6	69.1	749
	August	691	6.65	6.85	146.6	114.8	52.4	6.5	69.6	752
	September	691	6.65	6.85		115.1	52.8	6.2	69.9	758
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "dwelling unit", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "start", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "under construction" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "completion", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "absorbed" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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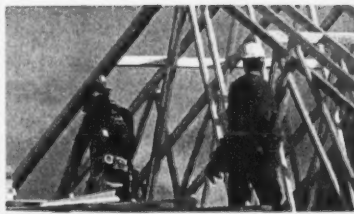
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